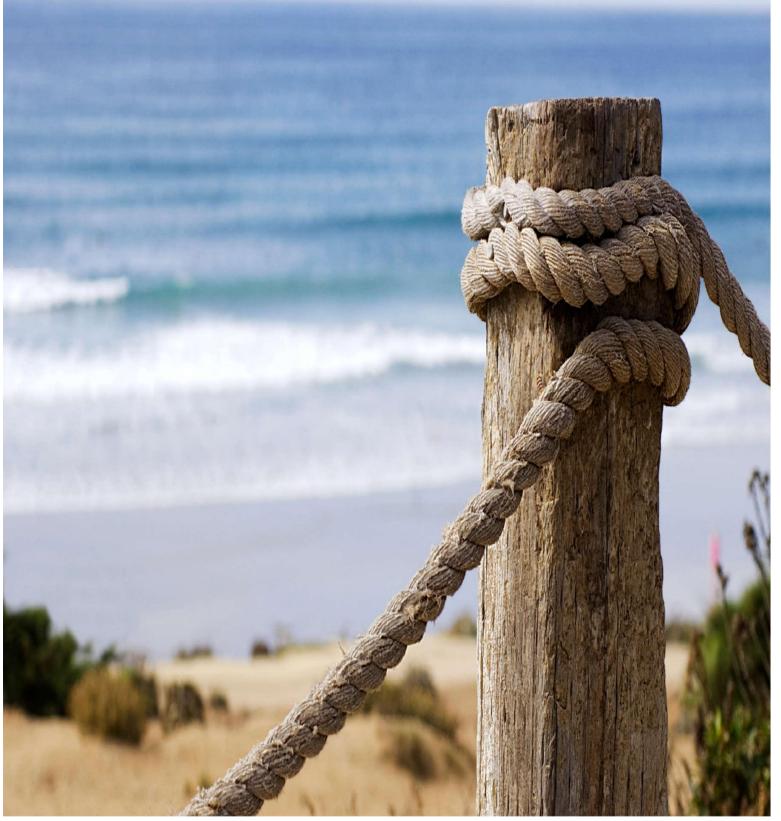
STATEMENT OF INFORMATION

1/50 REED CRESCENT, WONTHAGGI, VIC 3995

PREPARED BY PBE REAL ESTATE WONTHAGGI







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/50 REED CRESCENT, WONTHAGGI, VIC 🕮 2 🕒 -







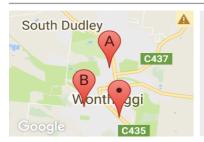
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$219,000

MEDIAN SALE PRICE



WONTHAGGI, VIC, 3995

Suburb Median Sale Price (Unit)

\$254,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



2/5 POPLAR ST, WONTHAGGI, VIC 3995







Sale Price

***\$237,500**

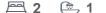
Sale Date: 15/03/2018

Distance from Property: 1.4km





16 EASTON ST, WONTHAGGI, VIC 3995







Sale Price \$240,000

Sale Date: 13/12/2017

Distance from Property: 958m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

| Address Including suburb and postcode | 1/50 REED CRESCENT, WONTHAGGI, VIC 3995 |
|---|---|
|---|---|

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| Single Price: | \$219,000 |
|---------------|-----------|
| | |

Median sale price

| Median price | \$254,000 | House | Unit > | X | Suburb | WONTHAGGI |
|--------------|--------------------------------|-------|--------|---|--------|------------|
| Period | 01 April 2017 to 31 March 2018 | | Source | | P | ricefinder |

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

| Address of comparable property | Price | Date of sale | |
|------------------------------------|------------|--------------|--|
| 2/5 POPLAR ST, WONTHAGGI, VIC 3995 | *\$237,500 | 15/03/2018 | |
| 16 EASTON ST, WONTHAGGI, VIC 3995 | \$240,000 | 13/12/2017 | |